

HOUSING ELEMENT

HOUSING ELEMENT:

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HOUSING ELEMENT:

INTRODUCTION

The housing element is designed to provide information regarding the existing housing stock, available alternative housing facilities such as group homes and congregate living facilities, and costs of housing. The element also includes an analysis of future housing needs, based on the projected population, for the planning timeframes. This information serves as the framework for implementation of the goals, objectives and policies as set forth herein and which address the Town's commitment to meet projected housing needs. This element provides guidance to both the public and private sectors, to assist in the provision of housing for future Town residents.

HOUSING ELEMENT:

ANALYSIS OF EXISTING CONDITIONS

The Housing Element must contain specific information regarding the characteristics of housing within the Town of Davie. Specifically, the Element must describe housing according to type, whether single-family or multiple family dwellings; tenure of residents; age of housing units; the amount of rent paid for rental units; the estimated value of housing units; monthly housing cost to occupants of owned units; and the ratio of rent or cost, for owner-occupied units, to household income. The following describes each of the dwelling unit characteristics outlined above with data provided by the 1980 Census and Town-generated statistics.

As the following table indicates, at the time of the 1980 Census, multi-family residences comprised 54.8% of dwelling unit types within the Town. Single family residences comprised 40.7%, and mobile home units comprised 4.5% of the housing units.

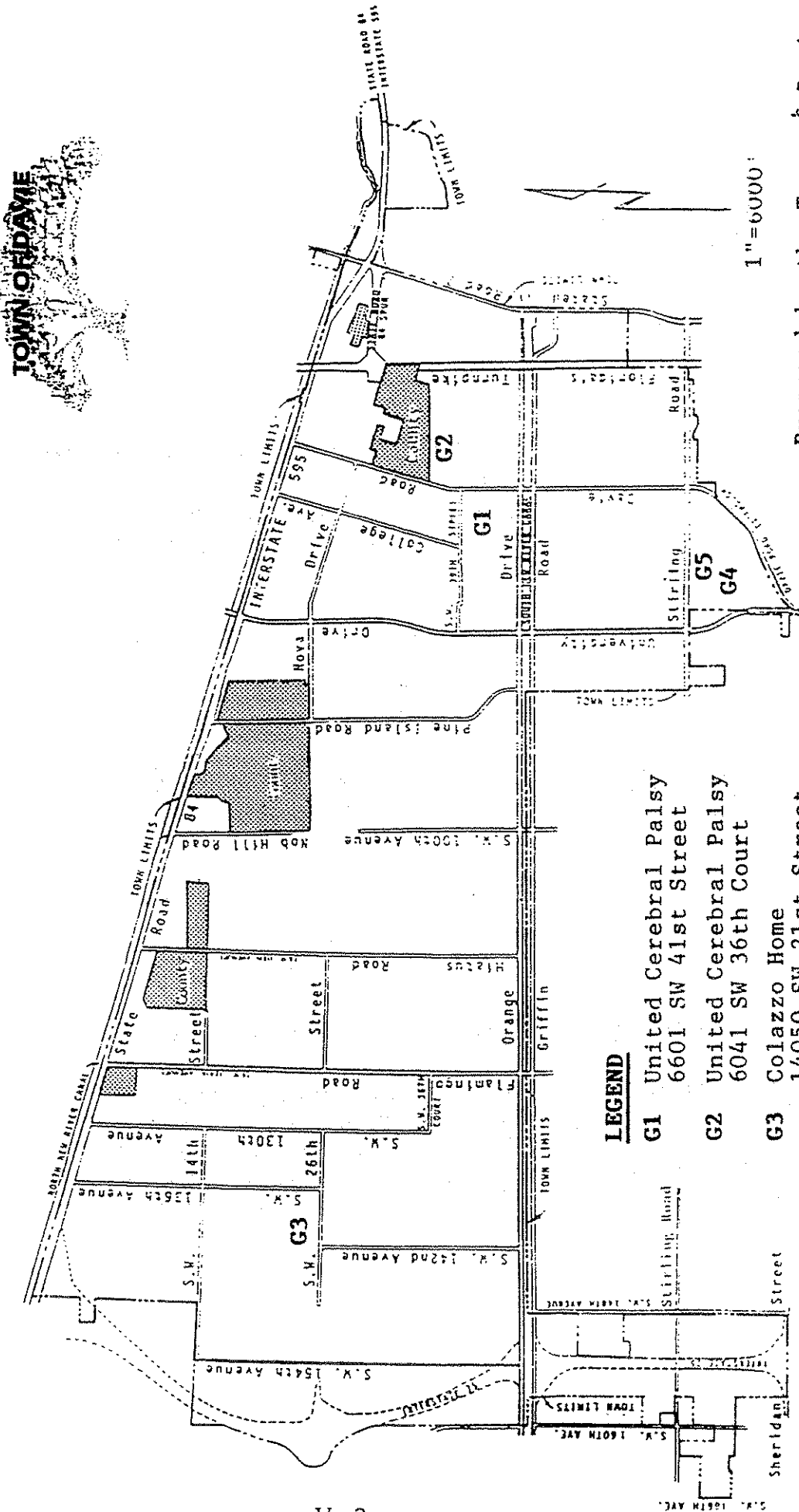
Table V-1
Types of Housing Units

<u>Type</u>	<u>Town</u>	<u>SMSA</u>
Single Family	3149	199,234
Multi-family	4246	253,073
Mobile Home	349	24,949
Total	7744	477,256

Source: U.S. Dept. of Commerce, Bureau of the Census; 1980

As of March 1980, 90% of the homeowners moved into their units between 1970 and 1980, with 19% moving in during the years 1970 through 1974, 42% moving in between 1975 and 1978, and 29% occupying their home between 1979 and March 1980.

LOCATION OF GROUP HOME FACILITIES



Prepared by the Town of Davie
April, 1989

Table V-2.1
Tenure of Owners

<u>Date of Occupancy</u>	<u>Town</u>	<u>SMSA</u>
1979 to March 1980	1602	49755
1975 to 1978	2313	99059
1970 to 1974	1085	76126
1960 to 1969	467	56418
1959 or Earlier	64	18372

Source: U.S. Department of Commerce, Bureau of the Census

As Table V-2.2 indicates, as of March 1980, 97% of the renters moved into the units between the years 1970 to 1980, with 5% moving in between 1970 to 1974, 38% in between 1975 to 1978, and 54% moving in between 1979 and March 1980.

Table V-2.2
Tenure of Renters

<u>Date of Occupancy</u>	<u>Town</u>	<u>SMSA</u>
1979 to March 1980	1078	54444
1975 to 1978	742	42379
1970 to 1974	107	13444
1969 or Earlier	45	7520

Source: U.S. Department of Commerce, Bureau of the Census

The information regarding tenure shows significant in-migration to the Town, by both renters and homeowners, between the years 1975 and 1980. At the time of the 1980 Census, 90% of the existing housing in Davie was constructed between 1960 and 1980; 17% of the residential construction occurred between 1960 and 1969, 35% between 1970 and 1974, 27% between 1975 and 1978, and 11% between 1979 and March 1980. This further corresponds to the patterns identified in the discussion of tenure.

Table V-3
Age of Housing Stock

<u>Year Built</u>	<u>Town</u>	<u>SMSA</u>
1979 to March 1980	931	23,546
1975 to 1978	2,246	69,505
1970 to 1974	2,897	141,187
1960 to 1969	1,433	145,406
1950 to 1959	481	76,134
1940 to 1949	85	13,696
1939 or Earlier	86	7,994

Source: U.S. Department of Commerce, Bureau of the Census

As of March 1980, there were 1885 renter-occupied units. This constitutes 24% of the total housing stock.

Table V-4
Contract Rent

	<u>Town</u>	<u>SMSA</u>
Specified renter-occupied Units	1885	115,464
Median Rent	\$271	\$266

Source: U.S. Department of Commerce, Bureau of the Census, 1980

According to information collected during the 1980 Census, approximately 37% of all owner occupants of mortgaged housing reported spending less than \$400 per month for monthly owner costs. The median monthly owner cost was \$488, as compared with a countywide expense of \$389 per month.

Table V-5.1
Monthly Owner Costs with a Mortgage

<u>Selected Monthly Owner Costs</u>	<u>Town</u>	<u>SMSA</u>
Less than \$100	0	883
\$100 to \$199	185	14,084
\$200 to \$299	225	25,330
\$300 to \$399	528	27,696
\$400 to \$599	844	38,689
\$600 or More	724	23,440
Total	2506	130,122
Median	\$488	\$389

Source: U.S. Department of Commerce, Bureau of the Census, 1980

Of the total respondents to the Census inquiry regarding monthly renter costs, approximately 86% reported monthly costs of less than \$200.

Table V-5.2
Monthly Gross Rent*

<u>Selected Monthly Renter Costs</u>	<u>Town</u>	<u>SMSA</u>
Less than \$100	0	2,001
\$100 to \$149	13	4,189
\$150 to \$199	121	9,076
\$200 to \$249	168	15,776
\$250 to \$299	362	20,434
\$300 to \$349	429	18,545
\$350 to \$399	342	16,147
\$400 or more	377	26,038
No cash rent	85	4,381
Median	\$328	\$312

* includes fuel and utilities

Source: U.S. Department of Commerce, Bureau of the Census, 1980

According to information supplied by owner occupants, the median reported housing value was \$75,100, as compared with the County median of \$60,900.

Table V-6
Housing Value

<u>Specified Owner-Occupied Housing Units</u>	<u>Town</u>	<u>SMSA</u>
Less than \$10,000	6	623
\$10,000 to \$14,999	7	895
\$15,000 to \$19,999	23	1,739
\$20,000 to 24,999	38	3,455
\$25,000 to \$29,999	56	4,942
\$30,000 to \$34,999	123	7,807
\$35,000 to \$39,999	122	10,287
\$40,000 to \$49,999	294	27,076
\$50,000 to \$59,999	292	26,936
\$60,000 to \$79,999	685	40,814
\$80,000 to \$99,999	453	19,995
\$100,000 to \$149,000	567	17,737
\$150,000 to \$199,999	193	4,945
\$200,000 or More	122	4,591
Total	2981	171,842
Median	\$75,100	\$60,900

Source: U.S. Department of Commerce, Bureau of the Census, 1980

The following reflect monthly owner costs as a percentage of income as reported by census respondents. The percentages are grouped according to income ranges.

Table V-7.1
Owner Costs as Percentage of Income

<u>Household Income of Less than \$10,000</u>	<u>Town</u>	<u>SMSA</u>
Less than 15 percent	50	4,670
15 to 24 percent	39	6,901
25 to 29 percent	25	2,831
30 percent or more	248	15,911
Not computed	12	1,390
Total	374	31,703
Median	45.3	31.9
 <u>Household Income: \$10,000 to \$19,999</u>		
Less than 15 percent	131	14,996
15 to 24 percent	161	12,284
25 to 29 percent	37	5,684
30 percent or more	316	13,596
Total	645	46,560
Median	29.1	21.8
 <u>Household Income: \$20,000 or more</u>		
Less than 15 percent	692	44,271
15 to 24 percent	738	33,044
25 to 29 percent	178	7,589
30 percent or more	211	7,030
Total	1,819	91,952
Median	17.5	15.4

Source: U.S. Department of Commerce, Bureau of the Census, 1980

The following figures reflect gross rent as a percentage of household income. Again, the percentages are grouped according to household income ranges.

Table V-7.2
Renter Costs as Percentage of Income

<u>Household Income of Less than \$10,000</u>	<u>Town</u>	<u>SMSA</u>
Less than 15 percent	—	294
15 to 19 percent	—	728
20 to 24 percent	6	1,403
25 to 29 percent	23	2,631
30 to 34 percent	15	2,766
35 percent or more	459	33,884
Not computed	<u>100</u>	<u>4,681</u>
Total	603	46,387
Median	50+	50+
<u>Household Income: \$10,000 to \$19,000</u>	<u>Town</u>	<u>SMSA</u>
Less than 15 percent	30	1,929
15 to 19 percent	40	4,961
20 to 24 percent	195	8,660
25 to 29 percent	186	8,915
30 to 34 percent	160	6,784
35 percent or more	109	9,507
Not computed	<u>25</u>	<u>1,393</u>
Total	745	42,149
Median	27.6	27.7
<u>Household Income: \$20,000 or more</u>	<u>Town</u>	<u>SMSA</u>
Less than 15 percent	178	9,940
15 to 19 percent	178	8,612
20 to 24 percent	101	5,213
25 to 29 percent	50	2,392
30 to 34 percent	13	713
35 percent or more	—	274
Not computed	<u>29</u>	<u>907</u>
Total	549	28,051
Median	17.3	17.1

Source: U.S. Department of Commerce, Bureau of the Census, 1980

Based on several data sources, the vast majority of the housing units in the Town of Davie are structurally sound. According to the U.S. Bureau of the Census, in 1980, only a small percentage of the housing stock was substandard. Table V-8 specifies the number and percentage of housing units having interior substandard housing conditions.

Table V-8
Number and Percentage of Housing Units
Having Interior Substandard Housing Conditions
in the Town of Davie

<u>Characteristic</u>	<u>Number of Units</u>	<u>%-age of Units</u>
Units lacking complete plumbing	67	.83
Units lacking complete kitchen facilities	85	.93
Units lacking central heating	233	2.54
Units overcrowded (1.01 or more persons/room)	277	3.69

Source: U.S. Department of Commerce, Bureau of the Census, 1980

Due to the year-round warm weather, lack of central heat is not considered substandard in a South Florida dwelling unit. The total number of units having interior substandard housing conditions cannot be determined from this data. Some of the units may have more than one of these characteristics and thus be represented twice in the table. This data is somewhat useful in helping to understand the extent of the substandard housing problem. It shows that in 1980 a very small percentage of the housing stock had substandard interior housing conditions. The majority of this information, however, is not readily available at below the Census Tract level and thus determining a general location for it is hampered by the form of its presentation which identifies the specific house needing attention.

While the above information focuses on the interior of the housing unit, poor exterior conditions can also contribute to a substandard housing stock. Dr. Richard Orman, in his 1988 Redevelopment Study for the Town of Davie, identifies a substandard residential area based on demographic information and substandard housing conditions. The site he describes in his report is one of the oldest developed areas of Davie and is known as Potter's Park. The Town's Community Redevelopment Agency also targets this area in its 1988 Redevelopment Plan as needing an improvement in its quality of housing. A field survey of this area identified a small number of housing units exhibiting exterior substandard conditions. The field check, reconfirmed in April of 1989, examined the housing units for the following:

- a. Broken or missing materials in small areas of exterior wall and roof
- b. Indications of foundation or roof line shifting or rotting
- c. Poorly fitted or rotting doors or window sills
- d. Open cracks in exterior walls
- e. Porch steps unstable, unsafe or in disrepair

A house is considered substandard if it has one or more of the above characteristics. Five single family units and four duplexes were identified as substandard, pursuant to

the field study. Seventeen units, of which six are single family, three are duplexes and the remaining five are in a multifamily structure, have a badly weathered appearance but do not appear to be substandard.

There are two Public Housing facilities within the Town limits: Ehlinger Apartments, and Griffin Gardens, each of which contain 100 units. Both buildings are owned by the Broward County Housing Authority (BCHA). Tenants are required to pay a maximum of only thirty percent of their income for rent. The BCHA, through Section 8 of the Community Development Act, provides rental subsidies to 53 families living in privately owned housing within the Town. Additionally, the owners of Alpine Village, to be known as El Jardin, a development containing 233 units, is taking advantage of a federal program monitored by the BCHA. The development is benefiting from a Section 8 moderate rehabilitation program. Sixteen units have been upgraded. The remaining units will be finished by February of 1990. As the units are completed, low income families move in and a subsidy is associated with the unit instead of the family. If the family moves, the potential to subsidize a family remains with the unit.

A residential care facility providing 80 units for the elderly and handicapped is planned. Funding is to be provided from Section 202 (U.S. Housing and Urban Development or H.U.D.) money and from donations raised by the Jewish Federation of South Broward.

According to HRS, there are four licensed group homes within the Town of Davie; one home, sponsored by the Foundation for Learning, is under construction.

<u>Name of Facility</u>	<u>Address</u>	<u>Capacity</u>
United Cerebral Palsy	6601 SW 41 St.	15
United Cerebral Palsy	6041 SW 36 Ct.	8
Colazzo Home	14050 SW 21 St.	12
Jones Group Home	7740 NW 40 St.	6
Stirling Road Apartments*	4100 NW 77 Ave.	15

*under construction

Source: Town of Davie

According to the 1988 Broward County Housing Unit Inventory, Mobile Homes constitute 4% of the housing stock in the County. Mobile Homes constitute 17% of the housing stock in Davie, according to the Town's Data Base.

Generally the majority of the mobile home parks are located in the northwest portion of the Town, though mobile home parks exist elsewhere within the Town. Rental Mobile Home Parks are subject to licensure by HRS through the Broward County Public Health Department. According to the County Public Health Department, the following mobile home parks are licensed.

<u>Name of Park</u>	<u>Address</u>	<u>Number of Units</u>
The Anchorage	4631 SW 73rd Ave.	8
Cheron Village (Tropical Park)	13202 SW 9th Ct.	145
The Dell Trailer Park	4633 SW 73rd Ave.	14
Driftwood Acres Mobile Home Park	4800 Griffin Road	54
Modern Mobile Home Court	4855 SW 82nd Ave.	80
Moonlight Ranch Mobile Home Park	4651 Griffin Road	73
Orange Park Club	841 SW 133rd Ave.	68
Orange Park Club Sec. II	900 SW 133rd Ave.	—
Palm Haven Mobile Homes	4791 SW 82nd Ave.	79
Paradise Village	12850 St. Rd. 84	473
Ponderosa Mobile	4701 SW 73rd Ave.	20
Riverside Mobile Home Park	4615 Griffin Rd.	45
Seminole Health Club	3800 SW 142nd Ave.	50
Stirling Road Mobile Home Pk	5401 Stirling Road	65
Sunshine Village	13453 SW 5th St.	358
Swaying Palms	4851 Griffin Road	80
Western Hills Estates	13000 SW 5th Ct.	380

Source: Town of Davie

The following Mobile Home Parks contain individually owned units and lots:

<u>Name of Park</u>	<u>Address</u>	<u>Number of Units</u>
Alander Subdivision	650 SW 136th Ave.	34
Carlan Mobile Home Park	13400 SW 7th Pl.	76
Garden Park Estates	13001 SW 7th Ct.	38
Grove Park Estates	1500 SW 130th Ave.	32
Grove Park Estates Addition	12851 SW 14th Pl.	13
Orange Blossom Mobile Home Court	6651 SW 45th St.	101
Saga Estates	13200 SW 7th Pl.	111
Cinnamon Tree Estates	700 SW 134th Way	20

Source: Town of Davie

Currently, there is one historically significant house listed on the Florida Master Site File, but none on the National Registry of Historic Places. The site listed is the Wray Everglades Museum. This museum emphasizes the history of South Florida and the Everglades and is the former residence of Floyd Wray. A map showing its location is provided in the Future Land Use Element.

The total number of housing units in Davie has significantly increased since the 1980 Census. According to the Town of Davie Data Base, the estimated total number of units within the Town is 15,726. This shows an increase of 7962 dwelling units, or 102% growth, in the total number of dwelling units within the Town as determined between the period of March 1980 and October 1987.

Table V-9
Housing Unit Inventory

<u>Type of Unit</u>	<u>1980</u>	<u>1987</u>	<u>% Growth</u>
Single Family	3149	5522	75%
Multi Family	4266	7432	74%
Mobile Home	<u>349</u>	<u>2772</u>	<u>690% *</u>
Total	7764	15726	102%

* The significant increase in mobile home units is primarily due to a major annexation that occurred in 1981.

Source: Town of Davie Data Base

Currently, approximately 55% of the existing dwelling units are single-family, and 48% are multi-family. However, the recent building trend for 1986-1988 shows that 79% of the new construction is single-family and 21% is multi-family. Assuming this trend continues the percentage of single-family will slowly increase over the next 10 years.

HOUSING ELEMENT: NEEDS ANALYSIS

In order to help insure that the appropriate type of housing, in terms of size and cost, will be available to meet future needs it is important to ascertain what that future need will be. A first step in doing that is projecting the number of households by size. In general, it can be assumed that the demand for the size of the dwelling unit will vary with the number of people in a household.

Based on the population projections prepared by Broward County, the number of households and distribution of household size was estimated. This information is presented in Table V-10.

Table V-10
Number of Existing and Projected Households
by Household Size for the Town of Davie

<u>Year</u>	<u>1/hh</u>	<u>2/hh</u>	<u>3/hh</u>	<u>4/hh</u>	<u>5/hh</u>	<u>6/hh</u>	<u>Total</u>
1989	2,763	5,277	3,195	2,538	1,126	719	15,618
1994	3,154	5,937	3,678	2,911	1,326	882	17,888
2000	3,643	6,732	4,194	3,270	1,525	1,076	20,440

Source: Town of Davie and Broward County Office of Planning

From this information the number of additional households by household size is presented in Table V-11. As can be seen, the number of households between 1989 and 1994 will increase by about 2,270, and from 1994 to the year 2000, by 2,552. Also, the smaller households will predominate while the number of new large households will, for the most part, actually decrease from 1994 to 2000 as compared with 1989 to 1994.

Table V-11
Number of Additional Households by Household Size
Anticipated for 1989-2000: Town of Davie

<u>Years</u>	<u>1/hh</u>	<u>2/hh</u>	<u>3/hh</u>	<u>4/hh</u>	<u>5/hh</u>	<u>6/hh</u>	<u>Total</u>
1989-1994	391	660	483	373	200	163	2,270
1994-2000	489	795	516	359	199	194	2,552

Source: Town of Davie and Broward County Office of Planning

The anticipated number of household by income is detailed in Table V-12. The projections were developed by multiplying the number of households by income group percentages derived from the 1980 Census. It also reflects the assumption that there will be no change during the 20 years in the percentage of residents within each of the income levels.

Table V-12
Anticipated Number of Households
by Income for the Town of Davie

<u>Year</u>	<u>Income Range</u>	<u>No. of Households</u>
1989	Less than \$5,000	1420
	\$5,000 - 14,999	3919
	15,000 - 24,999	4240
	25,000 - 49,999	4979
	50,000 or more	1060
1994	Less than \$5,000	1626
	\$5,000 - 14,999	4488
	15,000 - 24,999	4857
	25,000 - 49,999	5703
	50,000 or more	1214
2000	Less than \$5,000	1858
	\$5,000 - 14,999	5128
	15,000 - 24,999	5549
	25,000 - 49,999	6516
	50,000 or more	1388

Source: Town of Davie and Broward County Office of Planning

As depicted in Table V-12, there shall be a need for a total of almost 20,500 dwelling units by year 2000. In addition to household size and income, anticipating the demand for renter and owner-occupied housing is desirable. According to the 1980 Census, 26 percent of the housing units in Davie were renter-occupied and 74 percent were owner-occupied. Determining the future demand for single-family and multi-family units is also a key part of anticipating the need for housing. According to the Town of Davie Data Base in 1987 and as reflected in Table V-9, 35% of the dwelling units were single-family, 47% were multi-family and more than 17% were mobile homes. Between 1980 and 1987 the number of mobile homes increased by 690%, from 349 to 2,772, primarily due to annexations. It is not assumed that the demand for mobile homes will match they 1980-1987 increase as this was based on the redelineation of the Town's boundaries rather than actual demand over time within the same geographic area. In Broward County from 1980-1988, the number of mobile homes increased a total of approximately 52% or about six percent a year. While it may be presumed that, based on recent trends, the demand for mobile homes in the Town might result in a similar increase, it should be noted that recent legislation affecting the developability (and redevelopment)

of mobile home properties makes it less likely that new parks may be developed.

Tables V-13 and V-14 depict the housing needs of the anticipated population for the years 1989, 1994, and 2000. The information is grouped by type, tenure and cost. The estimates are based on population projections provided by Broward County, projected number of households, current data on the single-family/multi-family ratio, desired vacancy rates and 1980 Census data. The assumptions used in determining these estimates are, first, that there will be a vacancy rate of two percent for single-family and seven percent for multi-family homes. Second, the single-family/multi-family ratio existing today will not change substantially. Third, it is also assumed that the relative demand for housing based on costs will be similar to that in 1980. The dollar amounts provided are constant 1980 dollars.

**Table V - 13: Projected Single-Family Housing Need in
Town of Davie: 1989, 1994, 2000**

<u>YEAR: 1989</u>		<u>Cost Ranges:</u>		
<u>Tenure</u>		<u>less than \$250</u>	<u>\$250 - 400</u>	<u>\$401 or more</u>
Renter Occupied	634	1345	520	
Owner Occupied (mortgaged)	1130	2078	2703	
		<u>less than \$100</u>	<u>\$100 - 249</u>	<u>\$250 or more</u>
Owner Occupied (not mortg.)	293	385	106	
<u>YEAR: 1994</u>		<u>Cost Ranges:</u>		
<u>Tenure</u>		<u>less than \$250</u>	<u>\$250 - 400</u>	<u>\$401 or more</u>
Renter Occupied	732	1604	600	
Owner Occupied (mortgaged)	1304	2399	3122	
		<u>less than \$100</u>	<u>\$100 - 249</u>	<u>\$250 or more</u>
Owner Occupied (not mortg.)	339	445	123	
<u>YEAR: 2000</u>		<u>Cost Ranges:</u>		
<u>Tenure</u>		<u>less than \$250</u>	<u>\$250 - 400</u>	<u>\$401 or more</u>
Renter Occupied	837	1833	686	
Owner Occupied (mortgaged)	1490	2742	3568	
		<u>less than \$100</u>	<u>\$100 - 249</u>	<u>\$250 or more</u>
Owner Occupied (not mortg.)	387	509	140	

Data presented in constant 1980 dollars

Source: Town of Davie

**Table V - 14: Projected Multi-Family Housing Need in
Town of Davie: 1989, 1994, 2000**

<u>YEAR: 1989</u>		<u>Cost Ranges:</u>		
<u>Tenure</u>	<u>less than \$250</u>	<u>\$250 - 400</u>	<u>\$401 or more</u>	
Renter Occupied	479	1016	393	
Owner Occupied (mortgaged)	851	1568	2039	
	<u>less than \$100</u>	<u>\$100 - 249</u>	<u>\$250 or more</u>	
Owner Occupied (not mortg.)	220	290	80	

<u>YEAR: 1994</u>		<u>Cost Ranges:</u>		
<u>Tenure</u>	<u>less than \$250</u>	<u>\$250 - 400</u>	<u>\$401 or more</u>	
Renter Occupied	553	1174	455	
Owner Occupied (mortgaged)	984	1811	2355	
	<u>less than \$100</u>	<u>\$100 - 249</u>	<u>\$250 or more</u>	
Owner Occupied (not mortg.)	253	335	93	

<u>YEAR: 2000</u>		<u>Cost Ranges:</u>		
<u>Tenure</u>	<u>less than \$250</u>	<u>\$250 - 400</u>	<u>\$401 or more</u>	
Renter Occupied	632	1341	519	
Owner Occupied (mortgaged)	1124	2069	2690	
	<u>less than \$100</u>	<u>\$100 - 249</u>	<u>\$250 or more</u>	
Owner Occupied (not mortg.)	290	383	106	

Data presented in constant 1980 dollars.

Source: Town of Davie

The Davie Community Redevelopment Agency (CRA), in its proposed Community Redevelopment Plan, recommends the replacement of seven single-family homes, one duplex, and one five-unit apartment within the designated redevelopment area. These dwellings are located in a predominantly industrial area, proposed by the CRA for redevelopment as an commerce/office and industrial area. The Plan recommends that funding for acquisition and relocation of existing residents come from tax increment financing or other sources. The Town is reviewing the CRA's proposal and shall investigate the recommendations in light of the need for appropriately priced housing. Continued maintenance of the housing stock by owners and aggressive code enforcement activities should maintain the remaining existing housing, including older homes. Additionally, the Town is seeking a grant from HUD to fund a low-interest loan program for the rehabilitation of previously identified substandard housing. These activities will preclude the need to replace any additional existing units.

The Town of Davie is experiencing increased urbanization and a decrease in the amount of agricultural activities. Thus, no new housing units for rural and farm worker households will be needed.

Table V-15 summarizes the housing construction needs for the years 1989-1994 and 1994-2000 based on new household formations and the allowance for a desirable vacancy rate.

Table V-15
Housing Construction Needs: 1989-1994 and 1994-2000

<u>Factor</u>	<u>1989-1994</u>	<u>1994-2000</u>
Units for new household formations	2270	2552
Allowance for vacancies	91	102
Total construction needs	2361	2654

Source: Town of Davie

There is currently within the Town adequate land to meet the anticipated housing construction needs. According to the Existing Land Use Study, there are 8345 acres of vacant, undeveloped land within the Town. This represents approximately 42.2% of the total Town acreage. Of this amount, there are 6482.3 acres land use designated for residential development. Table V-16 specifies the amount of vacant land designated for residential use on the Future Land Use Plan map and the density buildout.

Table V-16
Amount of Vacant Land by Land Use Plan Designation
and the Maximum Gross Density in the Town of Davie

<u>Category</u>	<u>Acreage</u>	<u>Dwelling</u>
<u>Units</u>		
1 du/ac	4506.4	4506
2 du/ac	97.9	196
3 du/ac	225.2	675
3.6 du/ac	528.1*	2232
5 du/ac	833.2	4166
6 du/ac	4.1	24
8 du/ac	16.7	133
10 du/ac	156.0	1560
16 du/ac	106.5	1704
20 du/ac	8.2	164
TOTAL	6482.3	15,360

* Net acreage

Source: Existing Land Use Study, Town of Davie (July 1988)

Assuming that the 1 du/ac to 4 du/ac acreage, and approximately one-half of the 5 du/ac acreage is for single-family development, there is enough land for 9692 single-family units. This far exceeds the approximately 4000 single-family units needed through the year 2000. The remaining vacant land which is designated for residential use will be used for multi-family housing and will provide enough land for 3585 multi-family units. Again, this is more than adequate for the approximately 1002 multi-family units needed.

The private sector currently provides approximately 98 percent of the housing supply in the Town. It is expected that the primary provider of housing will continue to be the private sector and that the portion provided will approach 100 percent of new housing construction.

The middle through high income groups will have all of their housing needs met by the private sector. Single-family homes, according to recent sales figures recorded by the Broward County Property Records, range in price from \$40,000 and upward. New single-family housing generally ranges from \$75,000 for clustered and zero lot line houses to over \$200,000 for custom built homes on large lots. The new multi-family units generally start in the \$60,000 range, while the existing multi-family structures generally sell from \$30,000 to \$90,000. Rental units are also available. In 1980, rental units comprised twenty-seven percent of all dwelling units. Due to the supply of condominiums surpassing demand in the 1980's, a number of condominiums are for rent and, thus, also help meet the demand for rentals.

The private sector provides and will continue to supply the housing for the moderate income households and, for the most part, the low income households as well. Currently, housing in the area generally located east of Davie Road, north of Orange Drive, south of Oakes Road and west of 54 Avenue provides low to moderate priced housing. A review of the Broward County Property Records show that three bedroom, two bath homes in this area have recently sold in the low \$50,000 range. Assuming a buyer provides 10 percent down on a \$53,000 house and secures a ten percent mortgage his payments would be approximately \$500.00 a month. According to the housing cost/household income ratio, a household with a current income of \$19,980 could afford such a house. Two bedroom houses have, within the last year, sold in the low \$40,000 range. Multi-family units are also low-priced in this area with units selling from the upper teens to over \$40,000. Mobile homes are currently a major supply of low and moderate income housing. As mentioned earlier 17 percent of our housing stock consists of mobile homes. And, the existing condominium market will continue to provide reasonably priced rental units.

For those households needing public assistance, the two public housing developments, the Broward County Housing Authority's Ehlinger Apartments and Griffin Gardens, will continue to provide housing for 200 low-income families. At these developments, tenants pay only 30% of their income in rent. Alpine Village is currently receiving Section 8 moderate rehabilitation funding. At this time, approximately 16 of the 233 units are renovated. All units are expected to be rehabilitated by February 1990. Additionally, the construction of 80 Section 202 (H.U.D.) housing units by the Jewish Federation of South Broward shall provide another resource.

The private sector housing delivery process is affected by many variables including the availability of land, services, financing and by the Town's regulations. In terms of land availability, the Town of Davie is quite attractive to developers. The Existing Land Use Study indicates that approximately 46.1% or 9748.8 acres of the Town is vacant and undeveloped. Of that amount 77.7% is Land Use Plan designated as residential. While most of it is low density, a significant portion is at higher densities as shown in Table V-16. In terms of services, the private sector must pay for the infrastructure it requires. Currently, the Town assesses impact fees for local parks and recreation. The Town shall be exploring the feasibility of initiating additional impact fees for other essential services.

Certainly an important aspect in the provision of housing is the availability of home mortgage financing at rates which potential buyers can qualify. Currently home loan interest rates are averaging about 11% and appear to be edging upward. It is not possible to predict what the interest rates will be in the future. However, as interest rates climb, it has the potential of reducing the number of buyers who qualify for loans. Broward County maintains a Housing Assistance program which provides low-cost mortgages for first-time homebuyers exhibiting a moderate range of household income; Town residents may participate in and qualify for this program.

With respect to development regulations, regulations contained in the Town's zoning and development code allows developers some flexibility in their project design. Using innovative zoning regulations, developers can and do create plans which preserve open areas and contain a more economically configured project, resulting in more affordable housing for the home buyer. Several developers have utilized these regulations to provide affordable housing for a wide variety of households.

The Town of Davie has a concurrency requirement which mandates that all infrastructure required for development be in place prior to the structure being approved for occupancy. In accordance with standards promulgated by the Broward County Public Health Unit, the regulatory agency responsible for permitting potable water facilities, individual/private potable water wells or developer-constructed extensions to existing water transmission facilities are required for all new construction. The Town requires that the developer pay his fair share of the infrastructure costs. This occurs in the form of the developer constructing the improvements and paying impact fees. As described earlier, the Town has an impact fee system based on the number of bedrooms in a unit to pay for park and recreation needs. Impact fees are also required by the County to pay for the costs of building County roads, schools and County parks.

In terms of infrastructure for low and moderate income housing, Davie has provided water and sewer service and roads for one low-income area, the Davie Little Ranches/Potter Park subdivision. The money used to accomplish this was acquired from a Community Development Block Grant (CDBG) program sponsored by HUD. Future low and moderate income development occurring in this location can take advantage of the infrastructure already in place.

Only a small portion of Davie's housing stock is substandard, according to the stringent criteria discussed above. The units identified as exhibiting characteristics of the criteria

primarily need aesthetic, not structural, improvements. As mentioned above, the Davie Little Ranches/Potter Park area, which encompasses some of the substandard and weathered housing, benefited from Community Development Block grant money in the early 1980's. Water and sewer service was extended to this area and road improvements were made. However, the structural and aesthetic condition of these houses still require attention.

In response to those needs, the Town has applied for a \$100,000 Community Development grant. The money, which will be funneled through the Broward County Housing Authority, will provide low interest loans to property owners to rehabilitate their homes. Owners in the Davie Little Ranches/Potter Park area whose income is below the Town's median income may apply for a loan. Finally, continued code enforcement efforts in the Potter Park and Little Ranches areas will aid in the aesthetic improvement of the housing. These activities have resulted in improved maintenance in recent years. This strategy is expected to continue to have a positive impact on this area.

There currently exists adequate sites for mobile homes within the Town. As was mentioned earlier, approximately 17 percent of the Town's Housing Stock consists of mobile homes. In April 1988, mobile homes represented approximately five percent of Broward County's housing supply, an amount which, proportionately, is much smaller than the Town's share. Two mobile home parks, Paradise Village Mobile Home Park and Stirling Road Mobile Home Park, contain vacant mobile home sites which, in total, can accommodate an additional 192 mobile homes.

It is expected that the current supply of housing will, for the most part, meet the needs of low and moderate income families. Low income families will continue to take advantage of the Section 8 Housing Program which subsidizes renters in private housing. However, there are over 250 acres of vacant higher density land (10 to 16 du/ac) which would be suitable for multi-family development, and over 800 acres of undeveloped land for moderate density (5 dwelling units per acre) single-family homes. This acreage is far in excess of the land required for the 1841 low and moderate income units needed through the year 2000.

It is the Town's continuing policy to permit the development of group homes and foster care facilities in appropriately zoned residential areas. At this time, group homes and foster care facilities are permitted by code in four types of residential districts: R-8 and R-10 medium density dwelling districts and R-12 and R-16 medium-high density dwelling districts. The Town is committed to the de-institutionalizing and returning to the mainstream of those individuals requiring some mental, physical assistance or guidance, hence the inclusion of these facilities as a permitted use in residential areas. The vacant land available at higher residential densities ensures an adequate supply for these uses.

The Town's Building Division currently monitors the number of residential alterations and demolitions occurring each month and year. This information should be regularly analyzed and presented in such a form so as to determine at what scale these conservation, rehabilitation and demolition activities are occurring and in which areas. Rehabilitation efforts which may result if the Town is awarded a CDBG grant it is

currently seeking will be monitored through the building permit process, code enforcement and from information supplied by the Broward County Housing Authority. This agency will be responsible, in part, for processing the low-interest loans to be used for rehabilitating homes.

As for historically significant housing and neighborhoods, the Town does not have a program in place to identify such structures and neighborhoods. Houses 50 years or older are considered to be historically significant. The 1980 Census data indicates there were existing 86 homes built prior to 1940 within the Town. Using Census data and working with the Davie Historical Society, the Town could identify historically significant neighborhoods and historically significant houses. Grant money from the Bureau of Historic Preservation in Tallahassee could be sought to help fund this research.

The Redevelopment Study identifies five conservation areas varying by density. They are generally located around the Downtown Davie area. These areas shall be the subject for future study and consideration with respect to conservation and rehabilitation efforts.

HOUSING ELEMENT

GOALS, OBJECTIVES AND POLICIES :

GOAL: Provide opportunities for affordable and adequate housing to meet the needs of the existing and future populations of the Town.

OBJECTIVE 1: No later than December 1, 1989, the Town shall adopt and implement land development regulations, including subdivision regulations, that will encourage and facilitate residential development in accordance with the Future Land Use Plan, and in an aesthetically and environmentally sound manner.

- **Policy 1-1:** The Town shall investigate and implement, as appropriate, innovative land development regulations that afford flexibility in developing residential communities while maintaining adequate standards necessary to promote the health, safety and welfare of Town residents.
- **Policy 1-2:** Land development regulations shall require the maintenance of properties and implement this requirement through code enforcement efforts.
- **Policy 1-3:** Promote the aesthetic enhancement of residential neighborhoods through code enforcement, Safe Neighborhoods programs, and community awareness efforts.

OBJECTIVE 2: Facilitate and promote a wide variety of residential development to address the different needs of the projected population.

- **Policy 2-1:** Provide information and technical assistance to the private sector to maintain housing production capacity sufficient to meet the required needs.

OBJECTIVE 3: Encourage the preservation of identified conservation areas and the rehabilitation of substandard housing as identified in this element.

- **Policy 3-1:** Seek Community Development Block Grant money to provide low interest loans for housing rehabilitation to home owners in the Davie Little Ranches/Potter Park area. Publicize program to potential loan recipients.
- **Policy 3-2:** Promote the conservation and rehabilitation of housing in the Potter Park area, to improve the quality of life, through code enforcement efforts and the Neighborhood Improvement District program.

OBJECTIVE 4: Permit housing for low and moderate income families, mobile homes, and specialized housing opportunities in a wide range of residential categories of the Future Land Use Plan.

- **Policy 4-1:** Review and evaluate the Future Land Use Plan and amendments thereto to insure that housing for low and moderate income families and mobile homes are adequately provided for in the residential category.
- **Policy 4-2:** Permit alternative residential facilities, such as group homes, foster care homes, and congregate living facilities, in residential districts and deemphasize their placement in non-residential categories.

OBJECTIVE 5: Identify all historically significant housing in the Town of Davie by 1992.

- **Policy 5-1:** Work with the Davie Historical Society and seek grant money from the Bureau of Historic Preservation to identify historically significant housing in the Town and provide owners with information on improving or maintaining these properties, pursuant to criteria established by applicable regulatory agencies.

OBJECTIVE 6: Formulate a Housing Implementation Program.

- **Policy 6-1:** Compile and monitor the programs and efforts herein described and referenced.
- **Policy 6-2:** Review regulatory and permitting processes for improvement and/or streamlining.

HOUSING ELEMENT

PLAN IMPLEMENTATION SECTION:

All departments in the Town participating in the implementation of this Element shall be required to operate within the framework established by the Goals, Objectives and Policies. All decision-making with regard to capital improvements and expenditures, shall reflect the Goals, Objectives and Policies. Annual budget review and capital improvement programming shall reflect consideration of needs that have been determined with respect to the Goals, Objectives and Policies. Town land development regulations shall be amended, as necessary, to implement the requirements of this Element.

HOUSING ELEMENT

MONITORING AND EVALUATION PROCEDURES:

The following procedures address the requirement of Chapter 9J-5, F.A.C. to provide monitoring and evaluation procedures for each element:

- Evaluate and, as necessary, amend adopted land development regulations to insure adequate housing opportunities through conventional and innovative zoning techniques (Objective 1).
- Monitor development patterns, to verify the provision of a housing type variety, affordable to the projected population (Objectives 2, and 4).
- Assess maintenance activities associated with housing (Objective 3).
- Coordinate with appropriate agencies to ascertain the location and condition of all historically significant housing (Objective 5).
- Ongoing analysis shall be assured once Objective 6 is completed.

Insofar as the preponderance of data used in this element consisted of 1980 Census information, this element should be completely reevaluated subsequent to the receipt of the 1990 Census information.

HOUSING ELEMENT:

GLOSSARY

- **BCHA, Broward County Housing Authority:** is an agency created by the State for the purpose of implementing both federal and State housing assistance programs.
- **Census:** is the official enumeration by the United States Census Bureau of the characteristic of the population of the United States. The census is conducted on a decennial basis at the beginning of each decade through survey research. Responses to the questionnaires are self-reported.
- **Group Home:** means a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional, and social needs of the residents.
- **HRS, FDHRS, Florida Department of Health and Rehabilitative Services:** is a State Agency which implements and provides health and social services.
- **Mobile Home:** is a manufactured, transportable, detached single family dwelling unit designed for long term occupancy and arriving at the site where it is to be occupied as a complete dwelling unit, containing all conveniences and facilities.
- **Section 8 Rental Assistance Program :** was established by the Housing and Community Development Act of 1974 to provide rental subsidies to eligible low to moderate income families.
- **Section 202 Housing Program:** provides direct federal loans to assist private non-profit corporations and consumer cooperatives in the development of new or substantially rehabilitated housing and related facilities to serve elderly, physically handicapped, or developmentally disabled adults.
- **SMSA, Standard Metropolitan Statistical Area:** is a statistical standard developed for use by the Federal agencies for the production, analysis, and publication of data on metropolitan areas.